



Hamilton Gardens, St John's Wood NW8

**ARLINGTON**  
RESIDENTIAL

A well-presented mid-terrace Victorian family home providing 1,947 sq ft/180 sq m of accommodation. Positioned in the heart of St John's Wood the house features light and well-planned accommodation and benefits from a south facing rear garden.

Hamilton Gardens is one of the quietest streets in St John's Wood located approximately 0.4 miles from The American School of London, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

EPC Rating: D

Council Tax Band: H

**GUIDE PRICE £2,895,000**

Freehold

Sole Agent

# ARLINGTON

RESIDENTIAL

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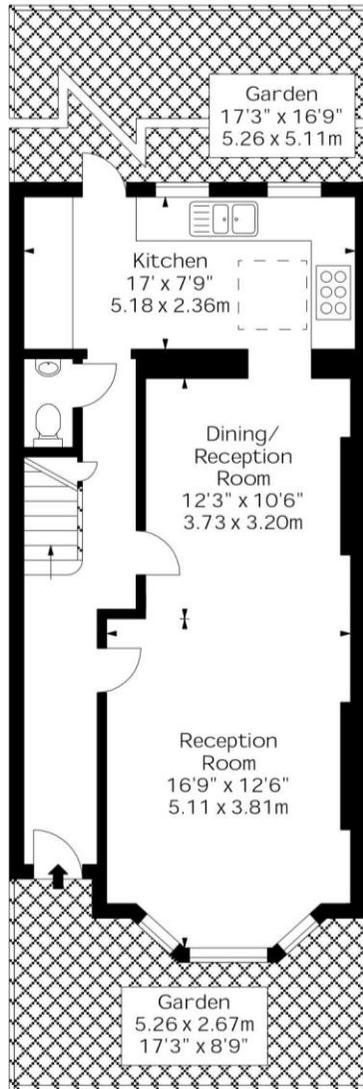




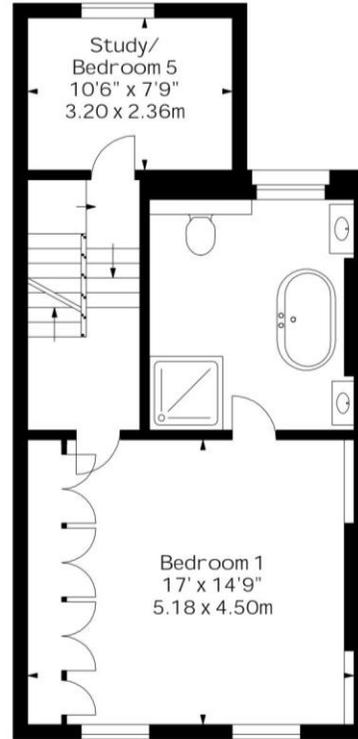


# 22 Hamilton Gardens, NW8

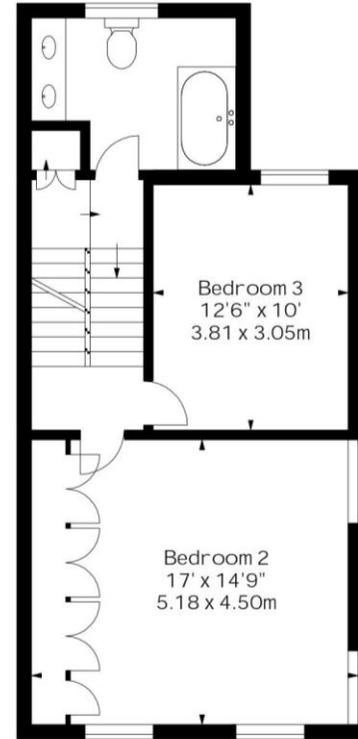
Approx. Gross Internal Area\*  
1947 Ft<sup>2</sup> · 180.88 M<sup>2</sup>



Ground Floor



First Floor



Second Floor



Third Floor

Illustration For Identification Purposes Only. Not to Scale

\* As Defined by RICS · Code of Measuring Practice

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